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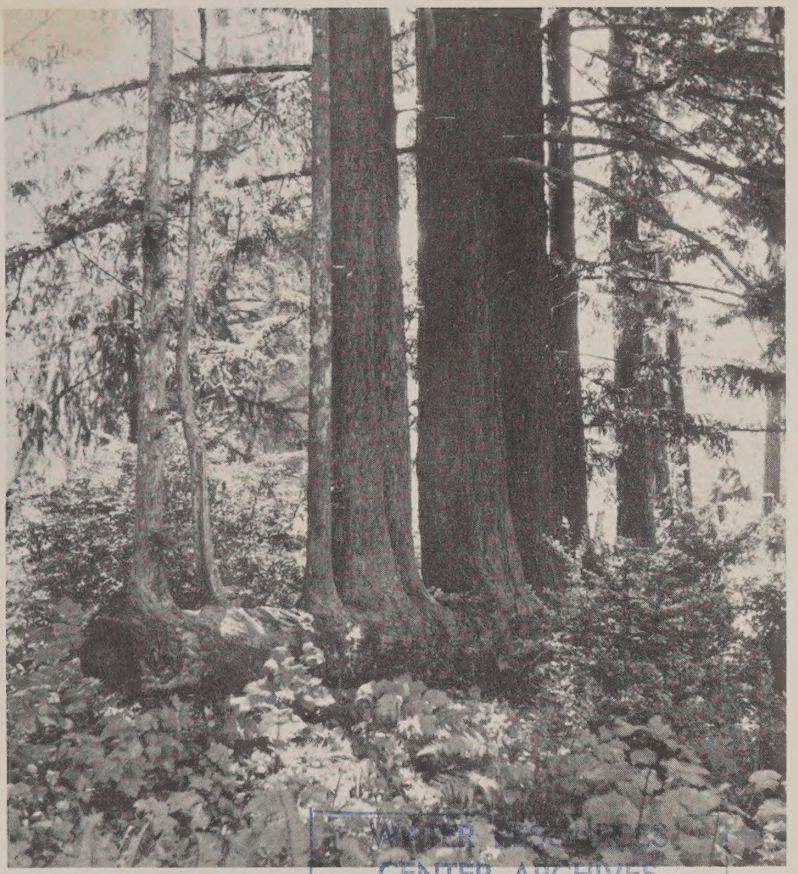

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ANNUAL REPORT

1967-1968

DEL NORTE COUNTY

PLANNING COMMISSION

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DEL NORTE COUNTY
Planning Commission
COURTHOUSE
Crescent City, California 95531

J. R. HULBERT, Jr.
Chairman
EVERETT K. HURSH
BENNY BEASLEY
S. ANDREW McBETH
JOHN W. SHORT
DR. W. C. EICHNER
LAVERNE M. NELSON
Consultant

INgersoll 4-2161
INgersoll 4-2323

September 18, 1968

Honorable Board of Supervisors
County of Del Norte
Crescent City, California

Gentlemen:

In compliance with the California State Planning Act, the Planning Commission of the County of Del Norte takes great pleasure in presenting herewith, its Annual Report for the fiscal year 1967-68.

This year has been very active with the adoption of our new Zoning Enabling Ordinance and its amendment incorporating a complete set of zoning maps for its enforcement.

The townsite of Klamath has finally taken on an active status with the start of construction and land fill in the townsite. A subdivision map of the townsite is to be completed by November 1, 1968. Paved streets, a public water system and a public sewer system are planned for the spring & early summer of 1969.

The Commission is grateful for the support they have received from your Honorable Board during the past year. We especially appreciate the very able advice of Mr. Harold Del Ponte as ex-officio member of the Planning Commission.

We are looking forward to continued support and cooperation from your Honorable Board in the years ahead to help solve the many planning matters in our county.

Respectfully submitted,

DEL NORTE COUNTY PLANNING COMMISSION

J. R. Hulbert, Jr., Chairman

LaVerne M. Nelson, Consultant

COUNTY OF DEL NORTE
1967-68

BOARD OF SUPERVISORS

Chairman, Bernard McClendon, Second District
Thomas F. McNamara, First District
Andy L. Mellon, Third District
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Harold Del Ponte, Fifth District

PLANNING COMMISSION

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Dr. W.C. Eichner, Crescent City
Benny Beasley, Fort Dick
Ray Parkinson, Smith River
S. Andrew McBeth, Klamath
Supervisor Harold Del Ponte, ex-officio
Joe Creisler, Sanatarian, ex-officio
LaVerne M. Nelson, County Surveyor and Consultant

STAFF

LaVerne M. Nelson, Consultant
Cliff Niesen, Assistant Consultant
Dorothy Sinclair, Secretary
Wm. W. Speer, County Counsel

OFFICE

Room 22, Courthouse, 450 H Street, Crescent City
Phone 464-2323

MEETINGS

Regular meetings are held at 8:00 o'clock p.m. on the first Wednesday evening of each month in Room 22, Courthouse, Crescent City, California.

BUDGET

	Expended 67-68	Allowed 68-69
SALARIES:		
Secretary	$840.00	$600.00
SERVICES & SUPPLIES:		
Communications	-----	-----
Office Expense	338.50	300.00
Professional & Specialized Services	2982.32	3900.00
Publications & Legal notices	45.12	150.00
Transportation & Travel	1245.28	1400.00
TOTAL SERVICES & SUPPLIES	4611.22	5750.00
FIXED ASSETS:		
TOTAL BUDGET:	5451.22	6350.00

GENERAL

The past year, 1967-68 has been a very active year, ending with the prospect of even busier years ahead. Early in the year a new Zoning Enabling Ordinance was adopted, followed by the adoption of zoning maps to implement the ordinance. The increased planning activity and the start of construction for the new Klamath Townsite together with the reduction of State Department of Planning participation on the project has helped to round out the activities of the Planning Commission for this fiscal year. Airport Planning has been active during the year with the work of updating the Airport Master Plan. With the prospect of improving Jack McNamara Field with federal funds, it was necessary to bring the Airport Master Plan up to date to the satisfaction of the Federal Aviation Administration prior to any grants being awarded. These funds were made available at the end of the fiscal year in time to repair a very deficient runway before wet weather hampered construction.

ZONING

The bulk of the years work of the Planning Commission has been in the field of zoning and its related problems.

With the adoption of a new Zoning Enabling Ordinance with a variety of new zoning classifications it became necessary to change the classification of several zones throughout the County.

The Commission decided that rather than hold several public hearings for the study and rezoning of various areas, it would be better to prepare all maps necessary to rezone the whole county under the new ordinance with a minimum of change and defer zoning studies to a later date. Under the new Zoning Ordinance, the previous zoning ordinance was to be repealed by the adoption of maps and by adopting all the maps at once the repeal of the previous ordinance was affected simultaneously.

All zones created by the new ordinance were the same as those of the old ordinance; however, new zone designations were used. Zone A-1 became "U", Zone A-2 became "A", Zone C-2 became "C-3" with all others remaining the same. A new zone called Residential Highway was created but not introduced into the initial adoption of the maps.

In order to carry through a time limit set up by our old Ordinance No. 200, the new ordinance known as Ordinance No. 67-10 incorporated the phrase "from the effective date any property is classified to any such district by this or any preceeding ordinance." This phrase was written into the section referring to lawful use of land and applies principally to the removal of trailers in R-1 districts.

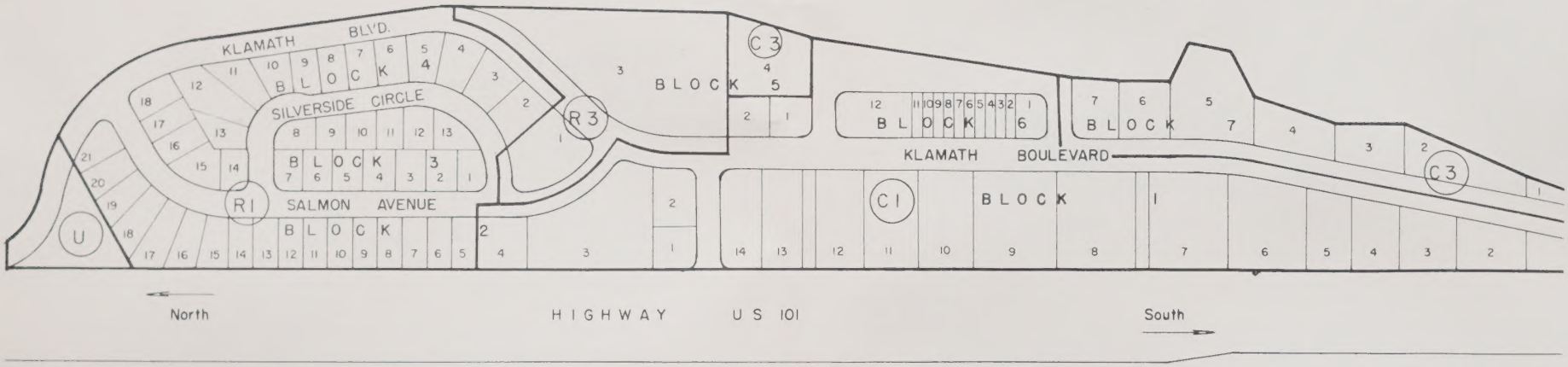
No requests for rezoning were processed during the year, but at the end of the year, one request for the rezoning of a small area from R-1 to C-1 was processed and approved. A second request to rezone a portion of a C-1 zone to R-2A was still being processed at the end of the year.

OTHER ORDINANCES

Except for minor ordinances revising existing ones, no major ordinances were processed during the year. One revision to Ordinance No. 67-10 was processed permitting temporary asphalt and cement plants in any zone subject to first securing a Use Permit. This revision was necessary because of the need for processing rock and road materials in the bed of the Klamath River to expedite the construction of the highway dike for the new Town of Klamath. There were no provisions in the FP-1 zones for operations of this nature. The new revision also permits controlled use of gravel beds for processing materials on the Smith River.

SUBDIVISIONS

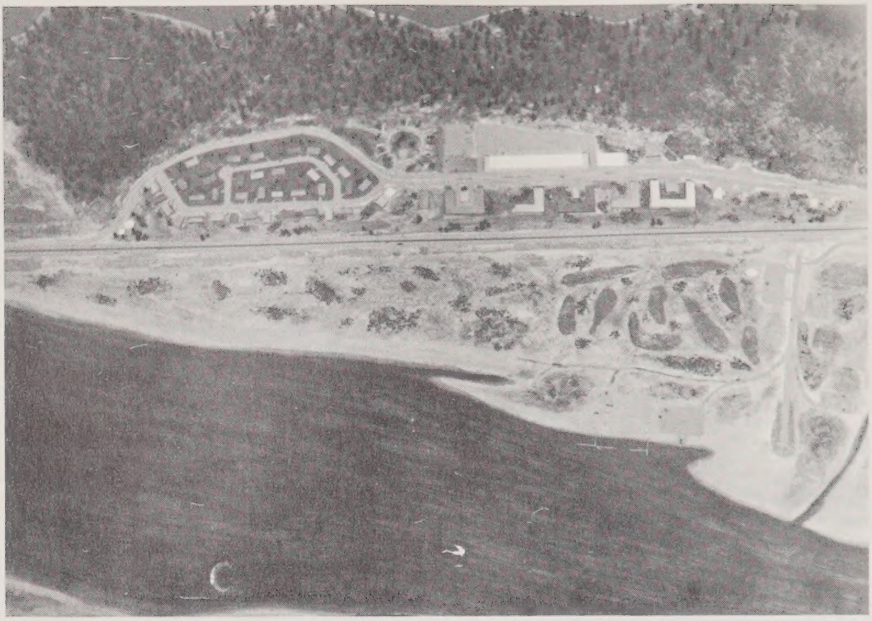
Except for the request for an extension of time for submitting the final map for the Redwoods by the Sea Subdivision near Klamath, there has been no activity in establishing new subdivisions within the county this year.



THE PLOT PLAN and street map of the new Klamath Townsite. C-1 and C-3 zones are set aside for commercial developemnt. The R-1 zone has been designed for single family residences, and the R-3 for mulitple housing development. The entire townsite is fronted on the west by the new Klamath Freeway recently opened, which will serve as flood protection for future high water from the Klamath River.

Subdivision Plat Of New Klamath Townsite

Showing Proposed Zoning



Model of New Klamath Townsite

New Klamath Townsite Fill Operations

ROADS

Since the road system in Del Norte County is now on the Select System, there has been no urgent need to push the Master Plan for Streets and Highways this year. The Master Plan was held over until the 1968-69 fiscal year.

The County Engineer's office, however, is now completing a Road Improvement Program for all county roads which will establish priorities for improvements to both roads and bridges. Completion of this program is scheduled for December, 1968.

RECREATION DEVELOPMENT PLAN

The tremendous use that the Ruby Van Deventer County Park has had with the group use facility has prompted the development of other parks within the County. Plans have been completed for the development of the Lagoon Creek Fishing Access to be known as Ku O Wegopayem Park and preliminary plans were made for the Shelly Creek recreation area to be known as Monumental Lake Park. A third park not shown in the Recreation Plan was donated to the county by Mr. W.E. Keller. This park, at the junction of Highway 101 and Elk Valley Cross Road, is intended for the preservation of the famous Del Norte County Landmark, "The Never Dying Redwood Tree" shown on the cover of this report, and will also support rhododendrons, playgrounds, and group picnic areas.

TRAILERS

During the year, numerous trailers moved out of the R-1 zones to other districts. Use Permits processed during the year for trailers occupying private parcels of land numbered 116 with 106 permits approved and 10 denied.

Since the enforcement of the ordinance is now the function of the County Building Department, there has been far better control of the installation of trailers on private parcels of land. Since trailers must obtain a building permit for the installation of facilities, the Building Department can more efficiently control the issuance of Use Permits for trailers than any other department.

VARIANCES

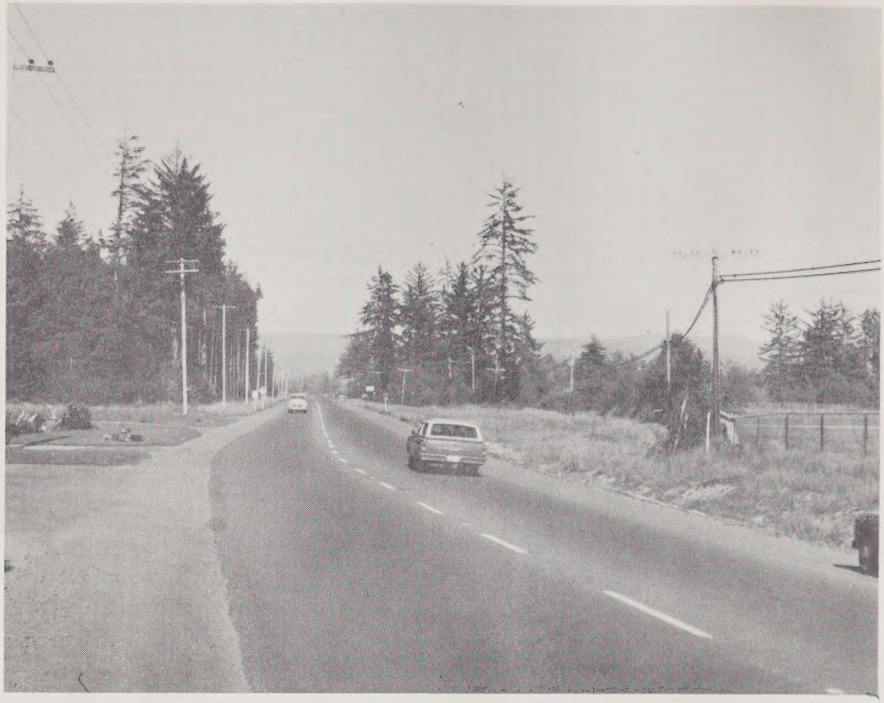
Three variances were processed, two of which were considered valid and were issued. One asked for a variance to the front set-back to provide storm protection to a front entrance. The other requested a variance to a side set-back to add a bedroom flush with the existing side of the house which was already encroaching on the side yard. The third variance was denied.

USE PERMITS

Twelve Use Permits were processed, one of which was denied. A truck shop in a district not compatible or zoned for this use was denied a use permit on the ground that there was no provision in the ordinance for this use in said district and such a use would be disturbing to adjacent residents. The eleven use permits which were issued were for varied uses. Three permits were issued to sign companies to cover existing signs in zoned areas. Three permits were for rock quarries and processing plants, two of which were for temporary installations. Other permits covered miscellaneous uses.

BUILDING PERMITS

There were no building permits processed for zoning. This function is now covered by the County Building Department in its normal enforcement of the Zoning Ordinance. In the new Zoning Ordinance there is no design control sub-zone as there was in the old ordinance. Under the previous ordinance only one district carried the Design Control sub-zone. Since the County is now operating under the Uniform Building Code there is really no need for a design control as set up by the previous ordinance.



New Road Along Lake Earl Drive Near Pine Grove School

New Road Along Pebble Beach Drive at Marhoffer Creek

BUDGET

The budget is currently standing at its previous appropriations with a slight rise to cover the increased cost of professional services. More time was spent on planning by the Consultant this year, resulting in a more complete use of available funds. The same budget, therefore, was approved for next year. Since there is a large amount of work to be done next year, the best use of time must be made in order to accomplish the program within the confines of the approved budget.

IN CONCLUSION

The adoption of the New Zoning Enabling Ordinance will have a large impact on the land use program within the County. The introduction of the Residential Highway District will likely result in a detailed study being made of our land use along the highways and arterial routes. As rezoning studies are initiated by applications for rezoning, each map will be restudied for possibilities of reclassifying highway areas to Residential Highway use. The past year was a busy one and set the stage for more work to come. The preparation of the Master Plan for Streets and Highways had to be postponed and much was accomplished in the preparation of the new Klamath Townsite. A full program is anticipated for the Planning Commission for the coming year. With the settlement of the National Park issue, the county can now plan its future development in an earnest and orderly manner.

PLANS FOR 1968-69

1. Prepare subdivision maps for Klamath Townsite.
2. Prepare Heighth Zoning Ordinances for Ward Field and Klamath Airports.
3. Adopt Master Plan for Streets and Highways.
4. Plan and process new parks in conformance with the Recreation Plan.
5. Study land use and relate to Zoning Ordinance.
6. Continue to process Use Permits and Variances required by ordinances.
7. Prepare new ordinances and revisions as required.
8. Continue to cooperate with other City, County, and State Agencies with regards to planning.

SUMMARY

Regular Meetings Held	17
Public Hearings Held	12
Areas Zoned	0
Districts Rezoned	3
Variances—Recommended for approval	2
Denied	1
Miscellaneous Use Permits—Approved	11
Denied	1
Trailer Use Permits—Approved	116
Denied	10
Building Plans Approved	0
Building Permits—Checked for zoning regulations	0
Subdivisions—Tentative Maps approved	0
Final Maps approved	0
Abandonments [alleys, streets]	
Requests recommended for approval	0

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